

C 14650

14650/2003

100Rs.



S.No. 42925 Date 19/11/03 Rs. 100/- 51484 AP231EE

Sold to: P. Bhaskar Rao

S/o: Shyam Rao, K. K. K. Nagar, Dist.

For whom: M/s. Narasimha Developers, K. K. K. Nagar, Dist. (S.V.) Lic. No: 89/96-R No: 2/2002 H.No. 10-5-391/54/3, First Lancer, Hyd

SYED IMAM

**AGREEMENT OF SALE CUM
GENERAL POWER OF ATTORNEY**

THIS AGREEMENT OF SALE-CUM-GENERAL POWER OF ATTORNEY is executed on this the 20TH day of NOVEMBER 2003, at MEDCHAL by:

1. Sri. THILAKAM GOPAL S/o T. RAMDAS, aged about 62 years, Occ : Retd. S.P.,

2. Smt. THILAKAM DEVAKI W/o T. GOPAL, aged about 58 years, Occ : House-wife,

Both are Resident of H.No.1-9-129/16/2/B, Ram Nagar, HYDERABAD -20.

Hereinafter referred to as VENDORS of the First part, which expression shall mean and include their heirs, successors, assignees, representatives etc.

T. Depsal.

...2..

13 వేదాంతము 2023 వ సంవత్సరము 19650
 దత్తాత్రేయ మొదల మొత్తము కాగితముల
 సంఖ్య 13 ఈ కాగితముల వదున సంఖ్య 1

2003వ సంవత్సరము నవంబరు నెల 20 వ తేది
 1925 గా.క. అర్జియూనము 2 వ తేది
 కగలు 1 మరియు 2 గ్రంథాలమధ్య
 మేడినల్ సబ్ రిజిస్ట్రేషన్ కార్యాలయము
 శ్రీ T. Deepal ద్వారా 2003 లోని
 సెక్షన్ 32 ఎనులను సరించినట్లుగా గ్రాపులు
 మరియు పేలి ముద్రలతో సహా భాగము చేసి రుసుము
 రూ. 1100/- లు చెల్లించినారు.



ప్రాసేయిచ్చిట్టు ఓపుకోవ్వ
 ఏడమ బొటన తెలు

[Signature]
[Signature]
 Sh. T. Kamdas
 No Ram Nagar Hyderabad

VIDE CHALLAN RECEIPT
 No. 1657 Date 20/11/23
 S. B. H. Medchal

ఏడమ బొటన తెలు T. Deepal and T. Deepal
 No Ram Nagar Hyderabad

ఏడమ బొటన తెలు *[Signature]* Sh. Shyam Sreenivas
 Karim Nagar

ఏడమ బొటన తెలు *[Signature]* Sh. Karim Nagar
 Karim Nagar



S.No. 42926 Date 19/11/23 Rs. 100/-

Sold to P. Bhaskar Rao

S/o Shyam Rao H. Karimnagar Dist.

For whom M/s. Narasimha Developers Karimnagar

51485 AP 231EE

SYED IMAM

(S.V.) Lic. No: 89/96-R No: 2/2002

H.No. 10-5-391/54/8, First Lancer, Hyd

:2:

IN FAVOUR OF

M/s. NARASIMHA DEVELOPERS., Karimnagar, Represented by its Managing Partners:

1. PURAM BHASKAR RAO S/o SHYAM RAO, aged about 35 years, Occ : Business, R/o Bhagatnagar, Karimnagar Dist.
2. CHEETI RAMA RAO S/o NARSINGA RAO, aged about 40 years, Occ : Business, R/o Bhagatnagar, Karimnagar Dist.
3. CHOPPADANDI SRINIVAS S/o SUNDARAI AH, aged about 39 years, Occ : Business, R/o Vishwabramhana Street, Siricilla, Karimnagar Dist.
4. SAMA RAM PRASAD S/o VYKUNTAM, aged about 34 years, Occ : Business, R/o Namilakonda Village, Kodimayal Mandal, Karimnagar Dist.

Hereinafter referred to as VENDEES of the Second part: which expression shall mean and include their successors, assignees, representatives etc.

T. D. S. S.

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1. ది తిన్ననము 100% వ మేనక్కరతి 14600
 చిత్తనా యొక్క మొత్తము కాగితముల
 పంపియ్య -- 13 ఈ కాగితముల వలన పంపియ్య -- 2



మరొకటి

ఎడమ వోటన వెలు

Mr. Mininfu so Suresh
 do Karimnagar



ఎడమ వోటన వెలు

Mr. so V. Kantam
 do Karimnagar

విరూపిందినది

① *Ammy* G. Praveen s/o. Rajanah sec. Business
 Subhash Nagar SRICILLA 505301.

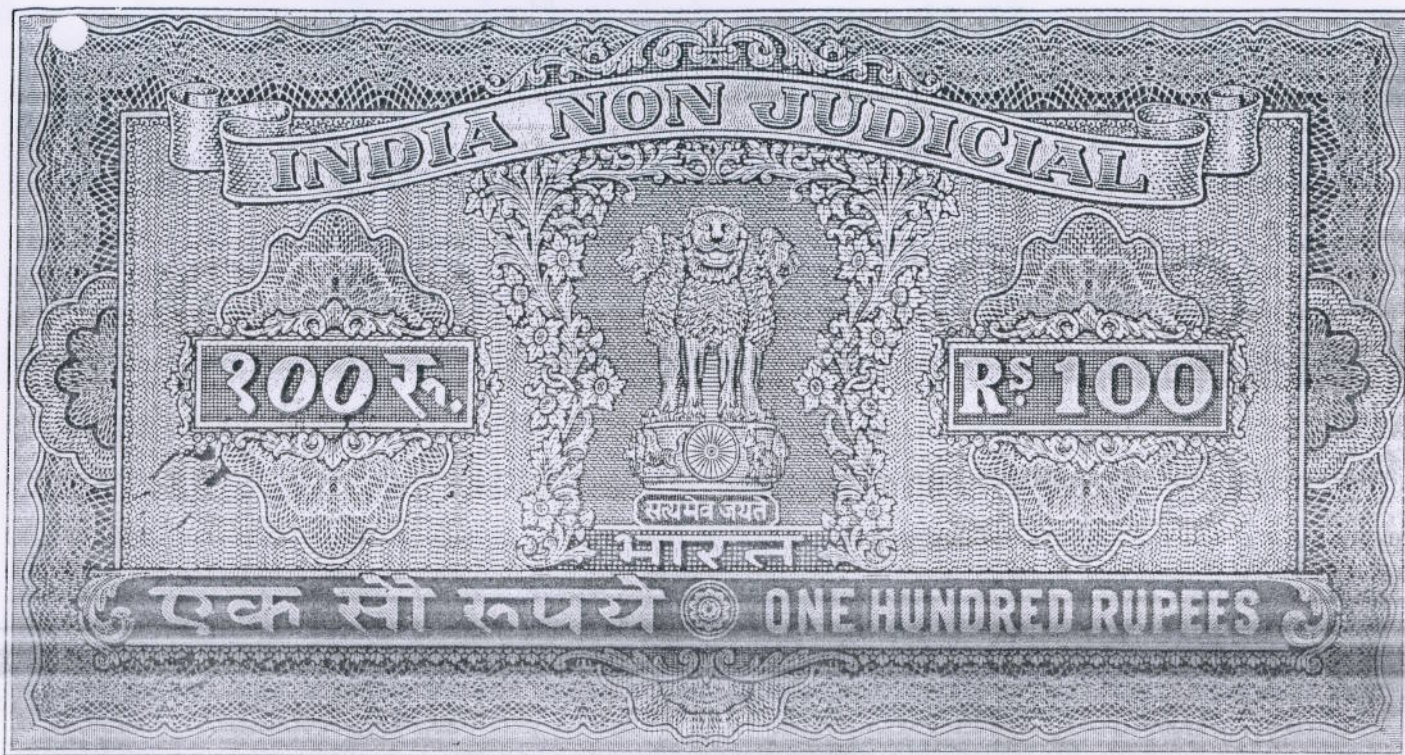
② Mallesh Yadav. s/o. Yadavah, sec: Business -
 s/o Medchal -

2003 క ఎం. నవరంజన్

20

సర్

1928 క. క. రం. కుర్తి కుంజు 29 మార్చి 1928



S.No. 42927 dated 19/11/03 Rs. 100/- 51486 AP231EE

Sold to: P. Bhaskar Rao

SYED IMAM

S/o: Shyam Rao K. Kareemnagar Dist

(S.V.) Lic. No: 89/96-R.No: 2/2002

For whom: M. Narasimha Developers Kareemnagar Dist. No. 10-5-391/54/3, First Lancer, Hyd

:3:

WITNESSETH:

WHEREAS the Vendor No.1 is the absolute owner and peaceful possessor, pattedar and purchaser of the Agriculture land in Survey No.16 Area : Ac.0-20 gts, and Survey No. 19/1 Area : Ac.2-12 gts, Total Area : Ac.2-32 gts, Situated at MURAHARIPALLY Village, Medchal Mandal, Ranga Reddy District., vide pattada Pass Book No.45441, Patta No.3, issued by the MRO Medchal Mandal. having purchased from Sri. P. VIKRAM DAYANANDA REDDY S/o P. PAPI REDDY, under Regd. Deed of Conveyance Document No.4421/1982, Book : I, Vol: 417, Pages : 265 to 270, Dt : 14th September 1982, Regd. at SRO Medchal.

WHEREAS the Vendor No.2 is the absolute owner and peaceful possessor, pattedar and purchaser of the Agriculture land in Survey No. 1 Area : Ac.1-31 gts, and Survey No. 17 Area : Ac. 1-36 gts, Total Area : Ac. 3-27 gts, Situated at MURAHARIPALLY Village, Medchal Mandal, Ranga Reddy District., vide pattada Pass Book No.45445, Patta No. 9, issued by the MRO Medchal Mandal. having purchased from Sri. P. VIJAYAPAL REDDY S/o P. PAPI REDDY and P. VIVEKANADA REDDY S/o PAPI REDDY, under Regd. Deed of Conveyance Document Nos.1) 4343/1982, Book : I, Vol: 417, Pages : 41 to 46, Dt : 10th September 1982, 2) 4341/1982, Book : I, Vol : 417, Pages : 29 to 34, Dt : 10th September 1982, Both are Regd. at SRO Medchal.

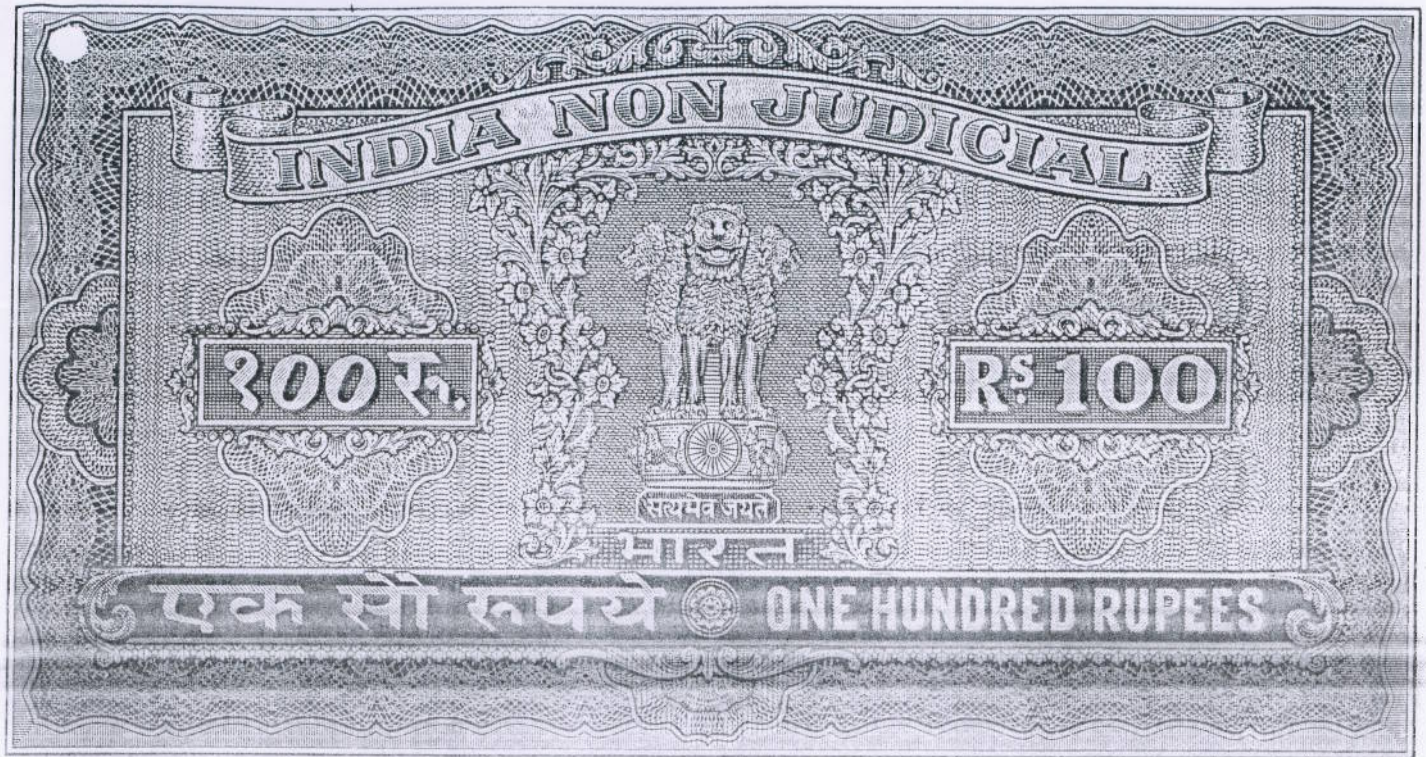
ضریب



Registration Endorsement

An Amount of Rs. 45620/- towards Stamp duty including Transfer duty and Registration fee was paid by the Party through Challan Receipt Number 1657 Dated 20/11/23 at G. T. Meekul Bank.

SBH MEDICAL
A/C. NO. 0100000007
SBH MEDICAL



S.No. 42928 Date 19/11/2008 Rs. 100/-

Sold to P. Bhaskar Rao 51487 AP231EE

S/o. Shyam Rao H/o Karanmugan Din

For whom m/s. Narasimha Developers Karanmugan (S.V.) Lic. No: 51/95-R No: 2/2002 H.No. 10-S-351/54/3, First Lancer, Hyd

S. Jay
SYED HAM

:4:

WHEREAS the Vendors in need of funds has offered to sell the above mentioned property to the Vendees for a total sale consideration of Rs.7,77,000/- (Rupees Seven Lakhs Seventy Seven Thousands only) and the Vendees have agreed to purchase the same for the said sale consideration from the Vendors.

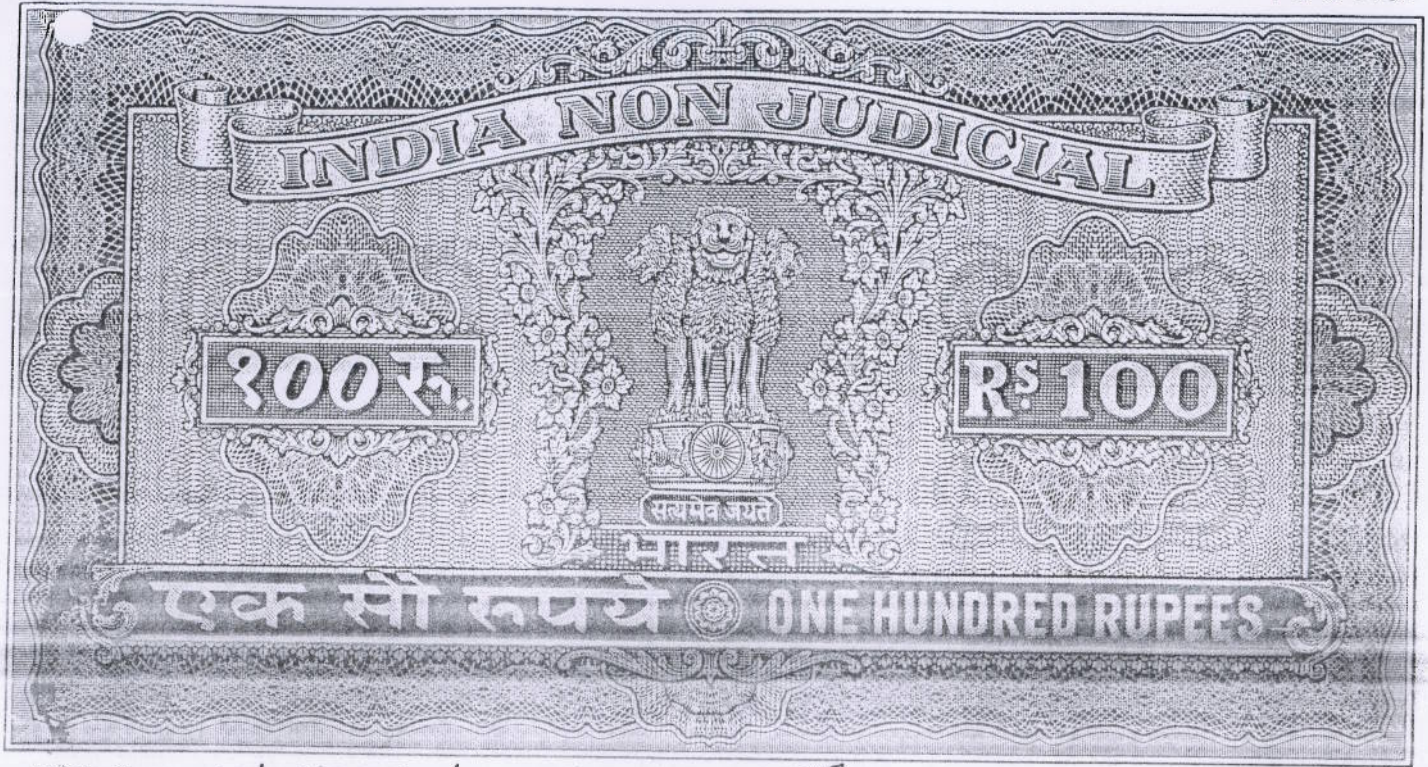
NOW THIS AGREEMENT OF SALE WITNESSETH AS UNDER:

1). That in pursuance of the above offer and in acceptance, the VENDEES have paid the entire sale consideration amount of Rs. 7,77,000/- (Rupees Seven Lakhs Seventy Seven Thousands only) to the Vendors, the receipt of which sum the VENDORS do hereby admit and acknowledge.

2). That the VENDEES shall have the absolute authority to enter into agreement of sale/sales with prospective purchaser(s) both in its capacity as the agreement holder and also in the capacity as lawful attorney on Vendors name and on their behalf and also to receive advance sale consideration.

..5..

Signature T. K. Pal



S.No. 47929 Date 19/11/03 Rs. 100/- 51488 AP 23 IEE

Sold to P. Maskekar Rao

S/o. Shyam Rao Yolkaxenagar Din

For whom M/s. Narasimha Developers Karimnagar No. 10-5-391/54/3, First Floor, Hyd

STED NAM

(S.V.) Lic. No. 22/2002 No: 2/2002

:5:

3). That the Vendors of the first party hereby declare that the Schedule Property is free from any charge, encumbrance, litigation, minor's interest, encroachment, Government acquisition. And it is further declared by the Vendors that the Vendors do have a clear marketable title to sell the Schedule Property in favour of the VENDEES or their nominees:

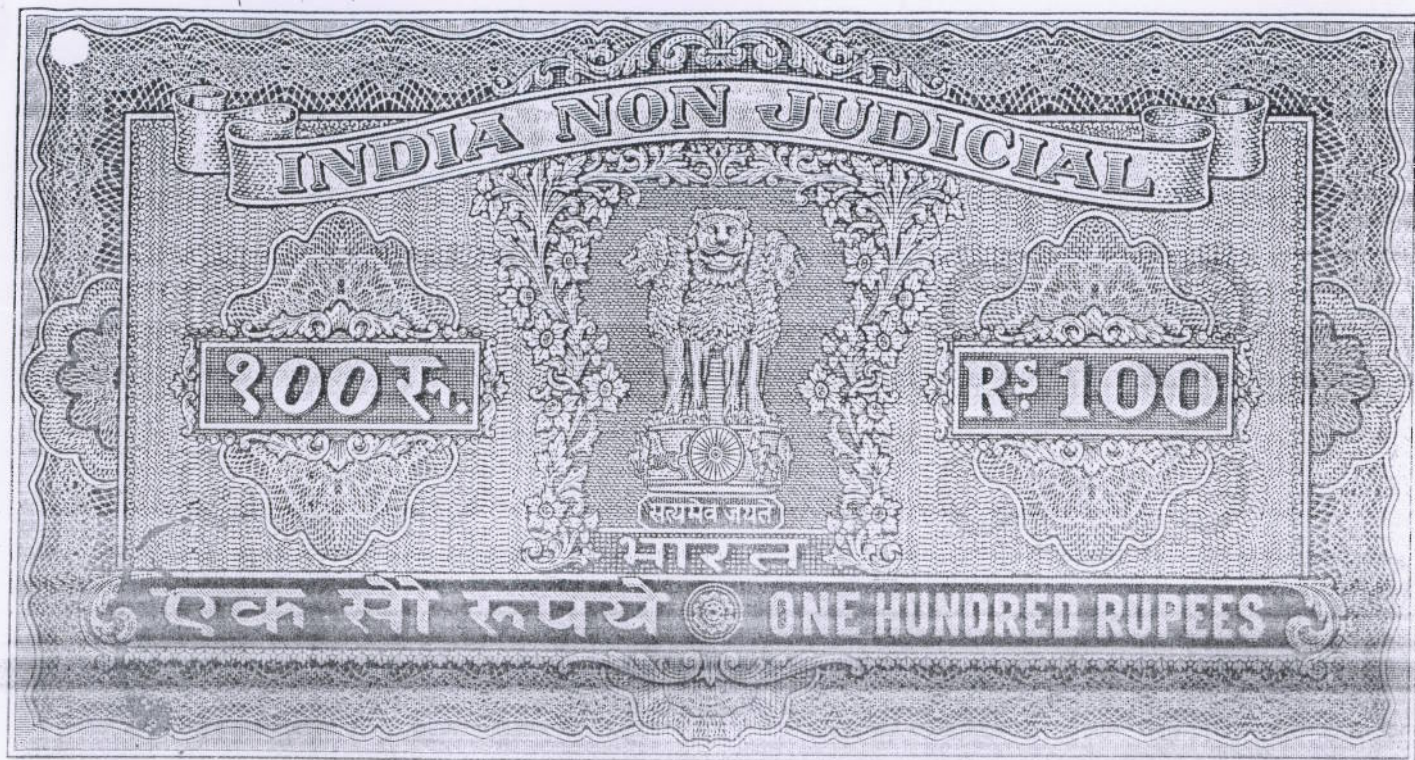
4). That the stamp duty and registration charges in respect of the sale shall be borne by the VENDEES or their nominee(s).

5). That the Vendors declare that all rates, taxes, cess, land revenue and non-agricultural tax in respect of the Schedule property is paid upto date of agreement of sale and receipts are handed over to the VENDEES.

6) To appear and act in all court, civil, criminal, revenue whether original or appellate in the Registration and other offices of the State and Central Government and or Local Bodies in relation to the said property.

Indira T. D. Patel

..6..



S.No. 42930 - 19/11/23 Rs. 1.00/- 51489 AP23IEE

Sold to: P. Bhaskar Rao

S. 9. Shyam Rao Holcarecommager Dur

For whom: M/s. Narasimha Developers /Coramangala Date: 05-05-2014, P. Jai Lakshmi, Hyd

Gray

[illegible]

Jan 1952 - 1953 Paul Langer, MD

: 6 :

7). That the Vendors undertake to handover all link documents and the document of title in respect of the entire sale consideration received under the agreement.

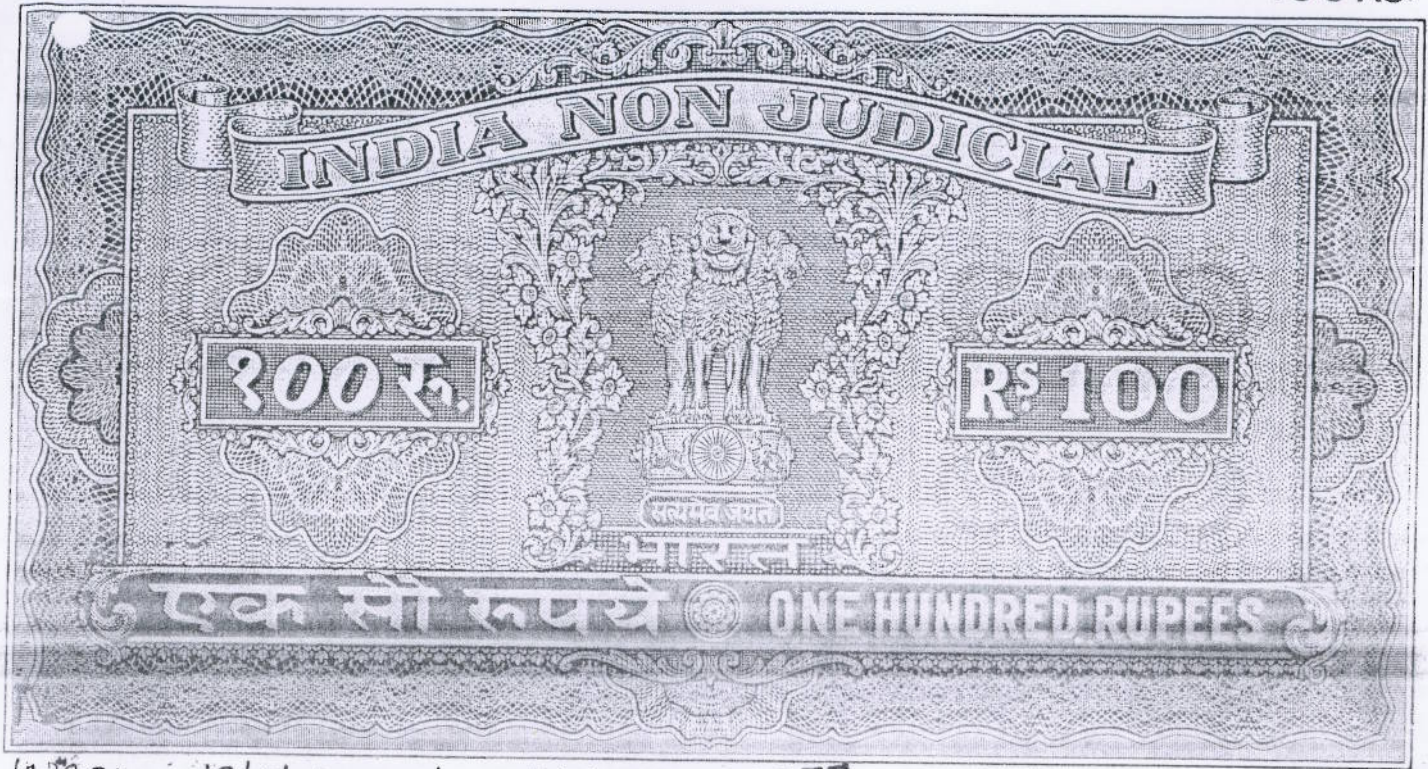
NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER:

1. That the Vendors of the first part without any duress or coercion and in free and sound state of mind, do hereby nominate, constitute and appoint the VENDEES herein as their lawful ATTORNEY to represent and act on their behalf to do the following, deeds and things, i.e.
2. To appear before any Sub-Registrar or Registrar of Assurances and present any instrument of sale, or agreement of sale, mortgage, lease or transfer for registration and also confirm the registration.
3. To execute the agreement of sale, sale deed, receipts of payment on his behalf.

..7..

Amx

T. Lysal



S.No. 4231, 19/11/03 Rs. 100/- 51400 AP231EE
 Subscribed by P. Bhaskar Rao
 S/o. Shyam Rao, 40, Kareemnagar Dist.
 for whom my, Narasimha Developers, Kareemnagar.
 (S V.) Lic. No: 89/96-R No: 2/2002
 H.No. 10-5-391/54/8, First Lander, Hyd
 :7:

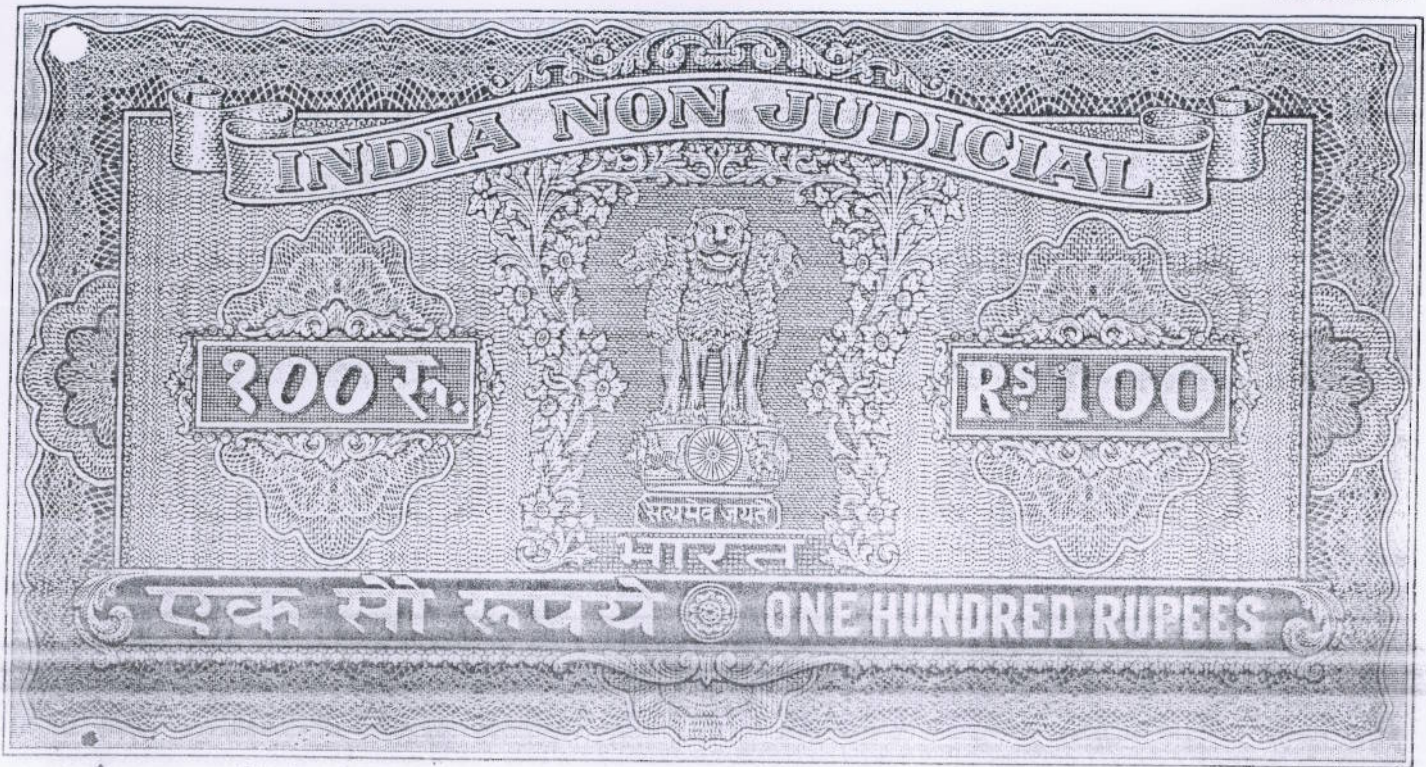
4. To sign and virify the plaint, written statement, vakalathnama, affidavits, declarations, applications, etc., on behalf of his name in the event of any litigation concerning the Schedule property before any court of law, tribunal, quasi judicial authorities, including Hyderabad Urban Development Authority, Municipality, Gram Panchayat, revenue officials like Mandal Revenue Officer, Collector, Revenue Divisional Officer, Urban Land Ceiling Authority, land Grabbing, Tribunal, Agricultural land Reforms Tribunal, etc.

5. To deliver physical possession of the Schedule Property in favour of purchasers or nominees.

6. To receive sale consideration and issue valid receipts for the payment received.

7. And to do any acts deeds, lawfully required in furtherance of the above abjectives and all deeds, things undertaken by the ATTORNEY shall be construed as having done by the VENDOR.

8. That the Vendors hereby declares that there are no Mango trees, Coconut trees, betel leaf gardens, orange groves or any such other gardens. That there are no mines are quarries of granites or any other valuable stones. That there are no machinery and no fish ponds etc., in the land now being transferred. That if any suppression of facts is noticed at a future date the Vendors shall be liable for the same.



S.No. 4292 Date 19/11/02 Rs. 100/- 51491 AP23IEE

Sold to D. Chakraborty Rao

S. J. Jay SYED IMAM

S/o Shyam Rao N. Lakshminarayana Oor

(S.V.) Lic. No: 89/96-R No: 2/2002

For whom M. Narasimha Developers Karamangudi H.No. 10-5-391/54/8, First Lancer, Hyd

:8:

SCHEDULE OF PROPERTY

Vendor No.	Survey No.	Extent Ac. gts.,
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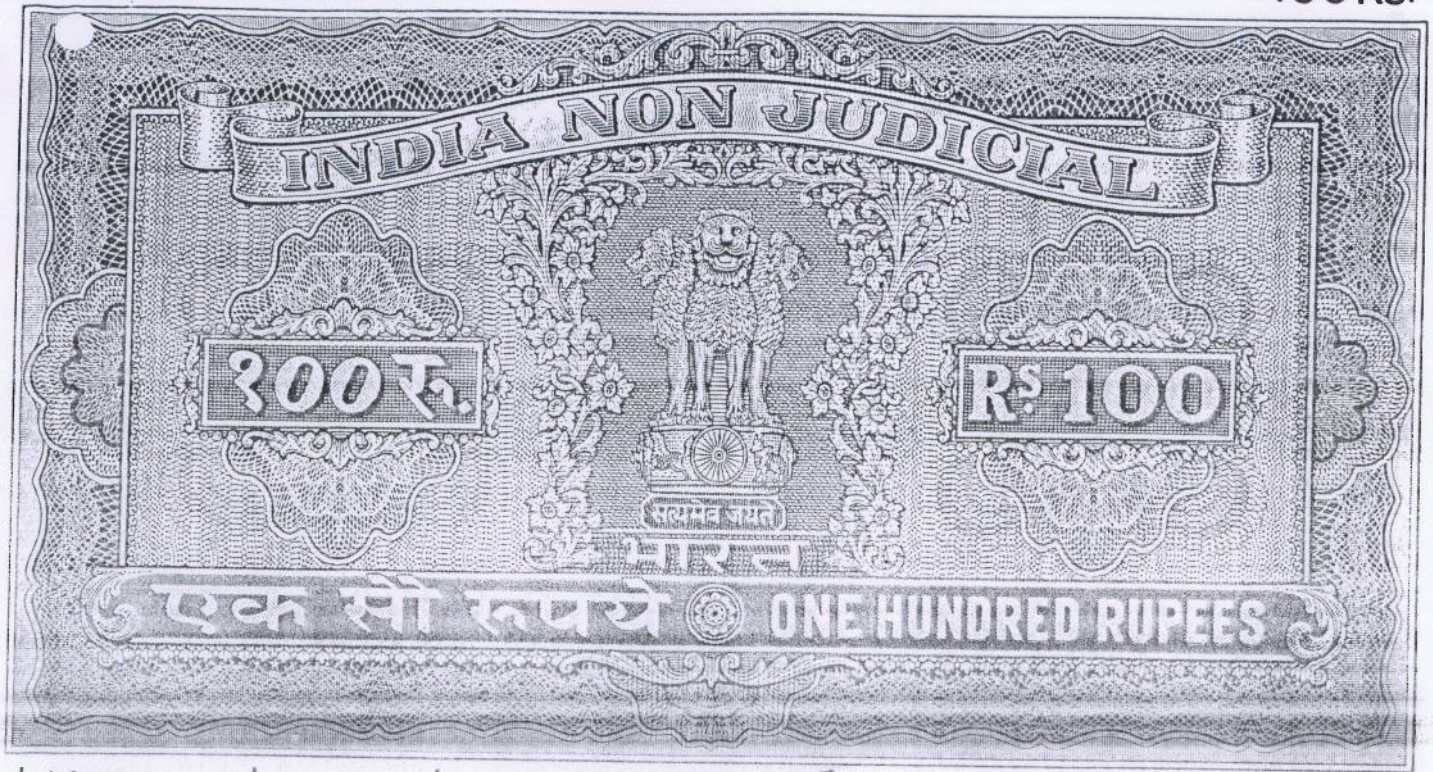
1	16	0-20
	19/1	2-12

2	1	1-31
	17	1-36

Total Extent of Ac. 6-19 Guntas.,

Situated at MURAHARIPALLY Village, Yadaram Gram-Panchayat Medchal Mandal, Ranga Reddy District, A.P., Sub-Dist: MEDCHAL & Regd & Regd-Dist : Ranga Reddy.

M. Narasimha T. Desai.



S.No. 42933 dated 9/10/03 Rs. 100/- 51492 AP231EE

Sold to P. Ramesh Rao

S/o. Shyam Rao, Mysore Nagar, Dist.

For whom M/s. Narasimha Developers, Karamnagar, H.No. 10-5-391/54/8, First Lancer, Hyd

SYED IMAM

(S.V.) Lic. No: 89/96-R No: 2/2002

BOUNDARIES AS FOLLOWS:

NORTH : Survey Nos. 2, 3, 14 and 15

SOUTH : Muraharipally Village and
Survey No. 20, 21, 22 and 25

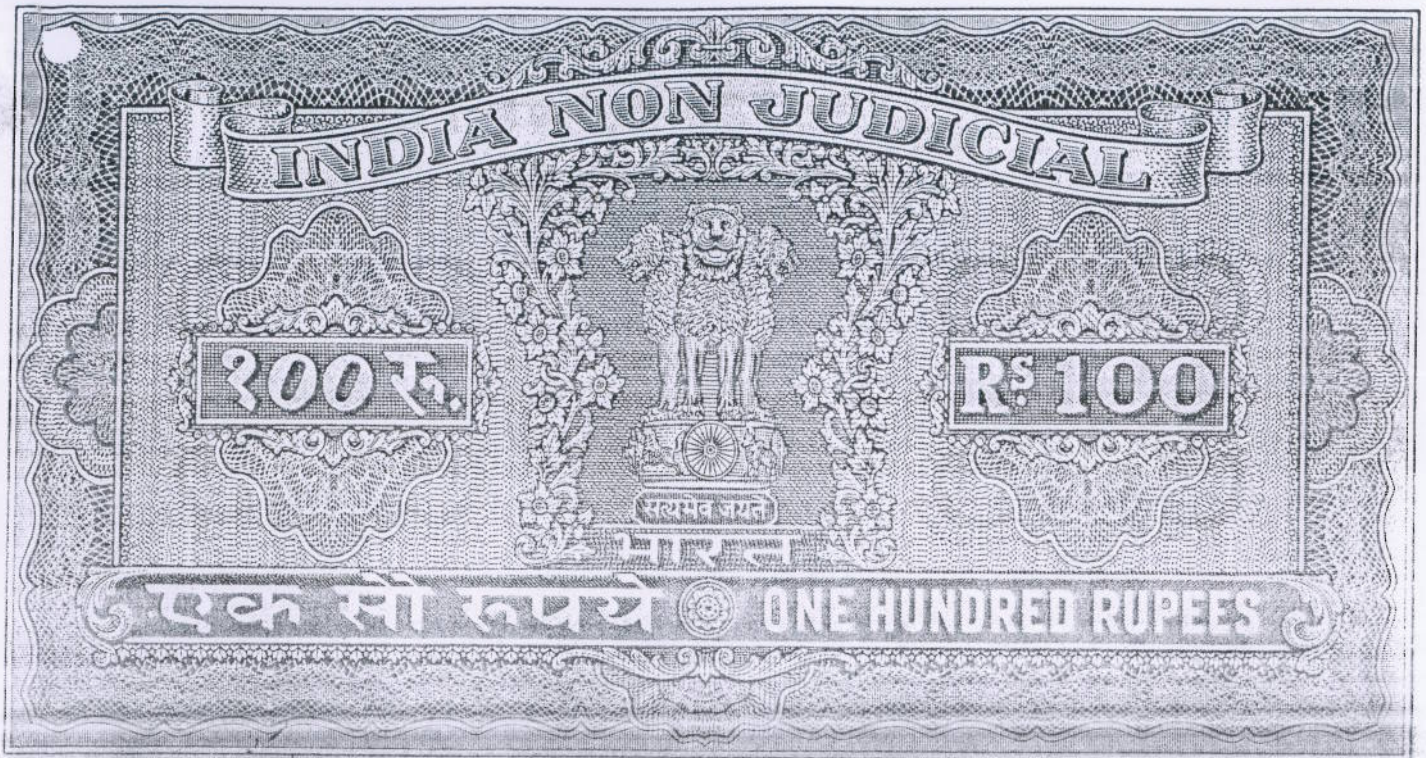
EAST : Neighbours Land

WEST : Survey No. 75

That the market value of the said land is Rs. 1,20,000/- per acre and the total value comes to Rs. 7,77,000/- and the stamp duty is paid thereon under Rule 3 of A.P.P.U.V.I. Rules 1975.

..10..

M. Ramesh Rao T. Ramesh Rao



S.No. 42934-19/11/03 Rs. 100/- 51493 AP231EE

Sold to: P. Bhaskar Rao

S/o: Shyam Rao No. Karimnagar Dist.

For whom: m/s. Narasimha Developers Karimnagar

S. Gan
SYED IMAM

(S.V.) Lic. No: 89/96-R.No: 2/2002

H.No. 10-5-391/54/8, First Lander, Hyd

:10:

IN WITNESS WHEREOF this Agreement of Sale-Cum-General Power of Attorney is executed on the day, month and year aforementioned.

WITNESSES

1)

[Signature]
(G. Praveen)

2)

malleesh yadar

VENDORS OF THE FIRST PART.

1.

[Signature]

2.

T. L. S. al

VENDEES OF THE SECOND PART.

1.

[Signature]

2.

[Signature]

3.

[Signature]

4.

[Signature]

DRAFTED BY:

[Signature]

S. RAMESH, B.Sc. (Ag)
MEDCHAL, R.R.DIST.

THIS DOCUMENT HAS BEEN EXECUTED ON

N.J. STAMP WORTH RS. 1000/-

D.S.D. 45,670/-

R.F. 4890/-

U/C 100/-

TOTAL : 50,660/-

HAS BEEN REMITTED/PAID IN S.B.H., MEDCHAL BRANCH VIDE RECEIPT

NO. 1657 CHALLAN NO. 4 DT: 20-11-03

EXECUTANT.

T. Lopal

T. Lopal

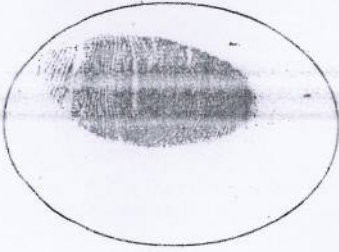
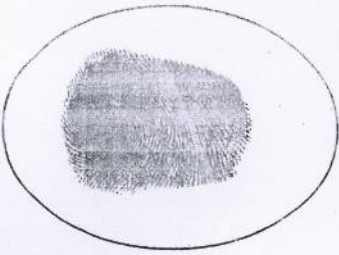
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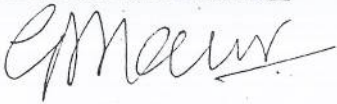
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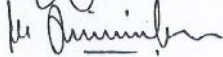
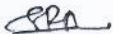
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl. No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			T. GOPAL a/o. H no 1-9-129/16/2/B. Ram Nagar. Hyd-20.
			mt T. DEVAKI a/o H no 1-9-129/16/2/B. Ram Nagar. Hyd-20.
			P. BHASKAR RAO. a/o. Bhagat Nagar. Carim Nagar Dist
			CH. RAMA RAO. a/o. Bhagat Nagar. Carim Nagar Dist

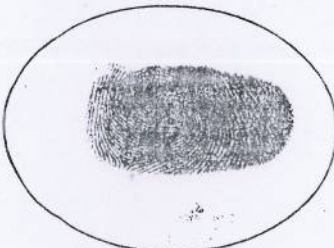
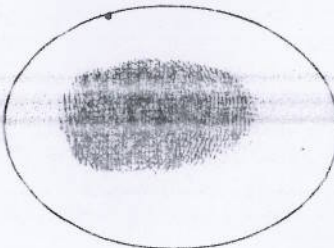
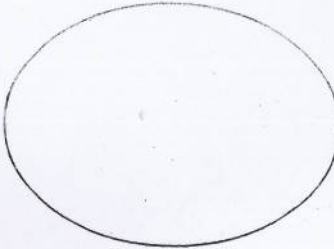
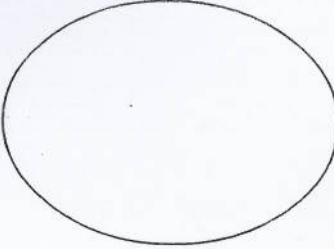
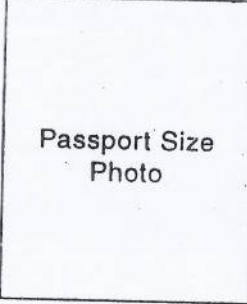
SIGNATURE OF WITNESSES

1. 
2. malleth yadav .

SIGNATURE OF THE EXECUTANTS

1. 
2. T. Gopal
3. 
4. 
5. 
6. 

**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl. No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			C.H. SRINIVAS R/o. Vethwathramhang. Street, Simalla, Karim Nagar Dist
			S. RAM PRASAD R/o- Namulakonda (V). Kodumayal (m/ Karim Nagar Dist
			
			

SIGNATURE OF WITNESSES

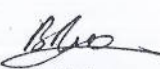
1. 
M. S. Yadav

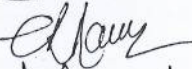
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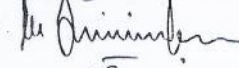
SIGNATURE OF THE EXECUTANTS

1. 
T. Deepal

2. 

3. 

4. 

5. 

6. 